

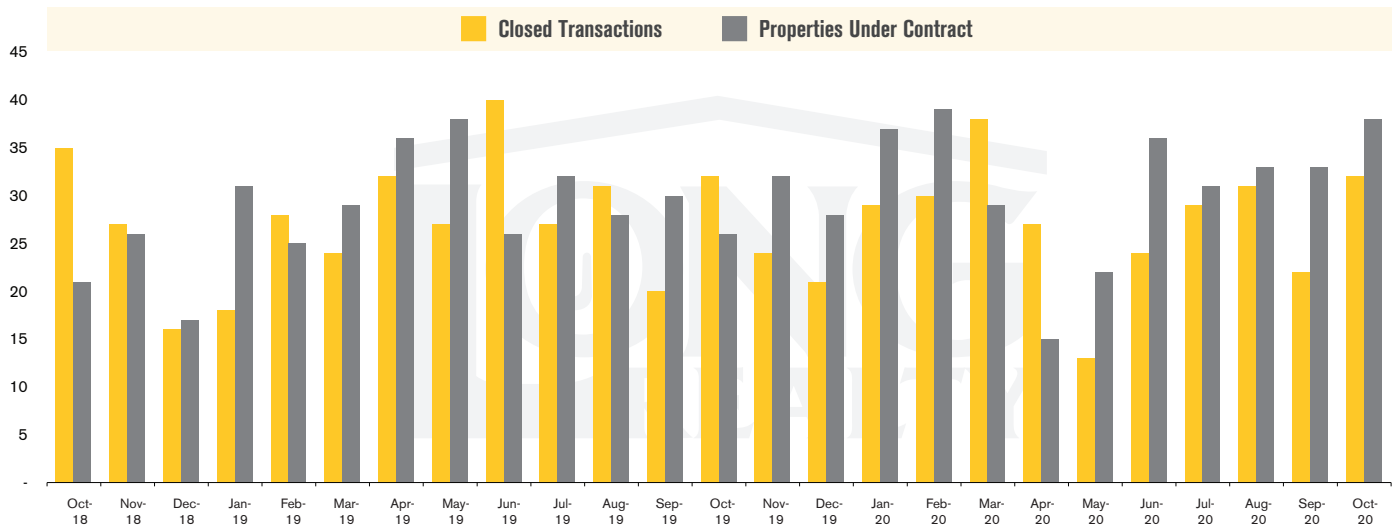
THE HOUSING REPORT

SADDLEBROOKE | NOVEMBER 2020

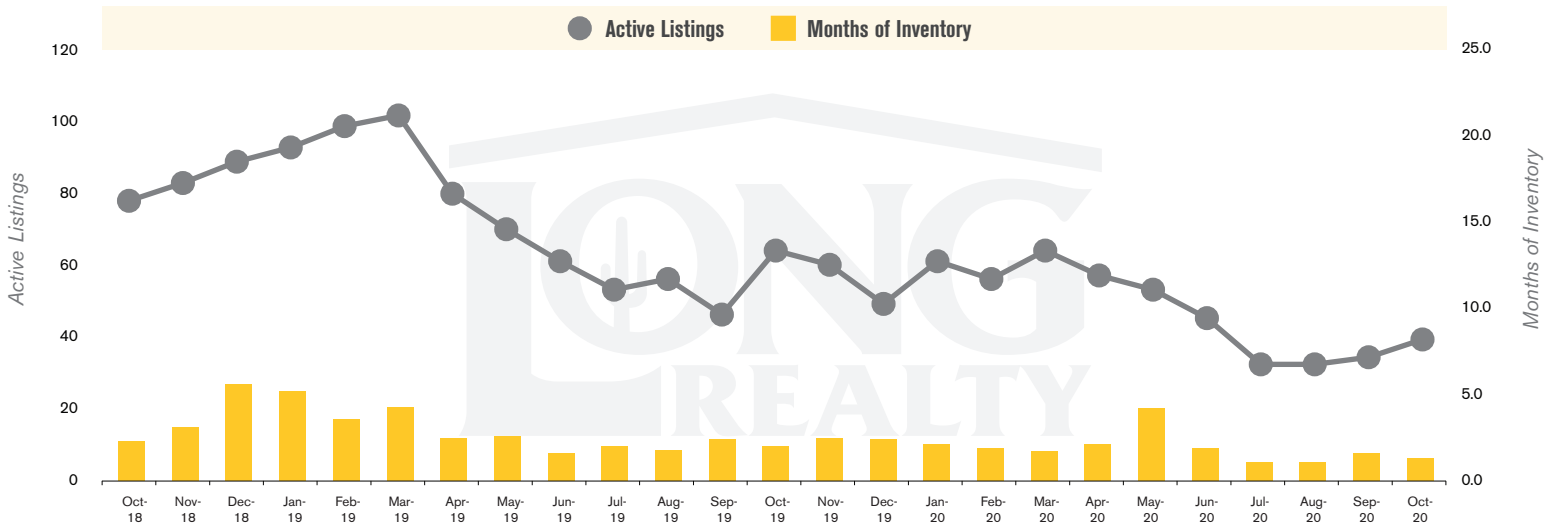


In the SaddleBrooke area, October 2020 active inventory was 40, a 38% decrease from October 2019. There were 32 closings in October 2020, virtually unchanged from October 2019. Year-to-date 2020 there were 275 closings, a 1% decrease from year-to-date 2019. Months of Inventory was 1.3, down from 2.0 in October 2019. Median price of sold homes was \$360,250 for the month of October 2020, down 14% from October 2019. The SaddleBrooke area had 38 new properties under contract in October 2020, up 46% from October 2019.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SADDLEBROOKE



ACTIVE LISTINGS AND MONTHS OF INVENTORY SADDLEBROOKE



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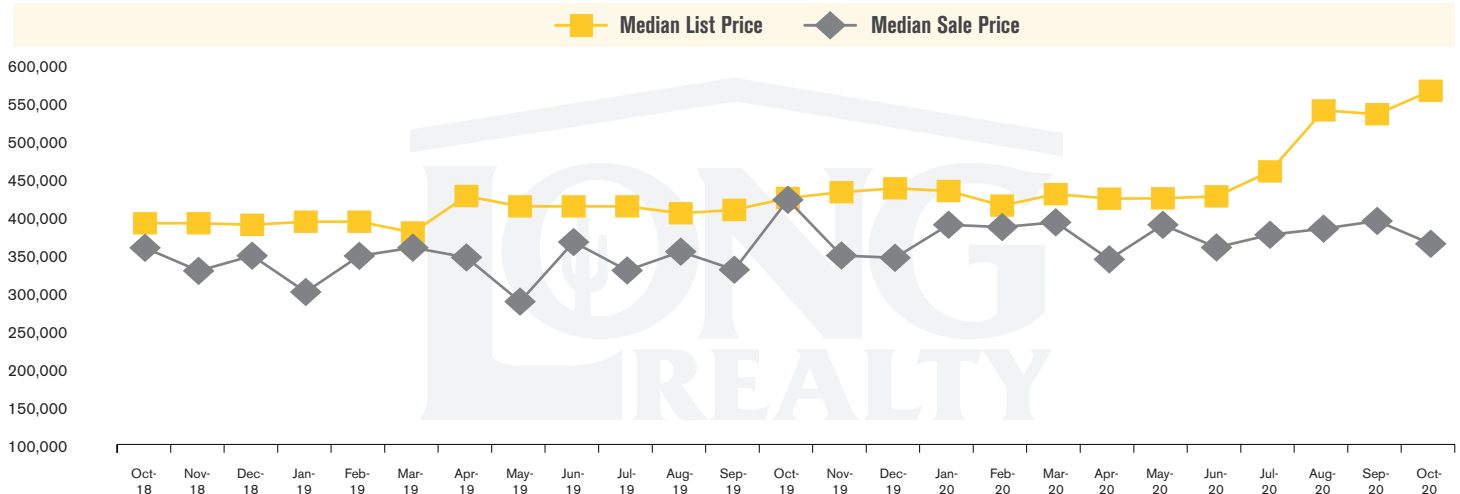
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software.
All data obtained 11/06/2020 is believed to be reliable, but not guaranteed.

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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE SADDLEBROOKE

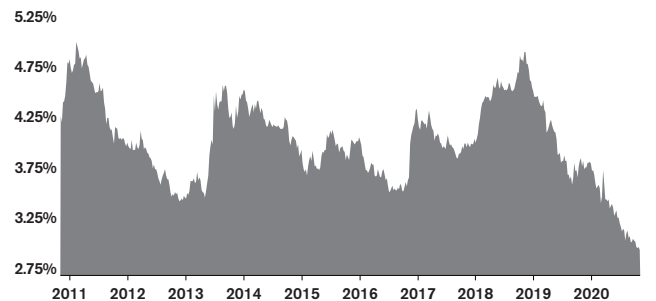


MONTHLY PAYMENT ON A MEDIAN PRICED HOME SADDLEBROOKE

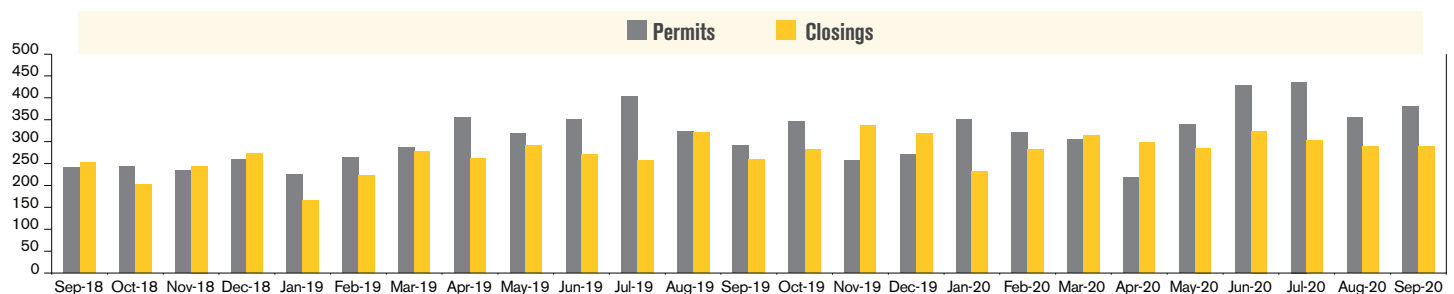
Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2019	\$417,500	3.690%	\$1,823.35
2020	\$360,250	2.830%	\$1,411.70

Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For September 2020, new home permits were **up 30%** and new home closings were **up 12%** from September 2019.

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MARKET CONDITIONS BY PRICE BAND SADDLEBROOKE

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$175,000 - 199,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	0	0	0	1	0	0	n/a	0.0	Seller
\$225,000 - 249,999	0	1	1	0	1	0	1	0.0	0.0	Seller
\$250,000 - 274,999	0	1	3	2	0	0	3	0.0	0.0	Seller
\$275,000 - 299,999	0	1	3	1	2	2	4	0.0	0.3	Seller
\$300,000 - 349,999	2	1	4	11	6	4	5	0.4	0.3	Seller
\$350,000 - 399,999	7	4	6	4	11	7	4	1.8	0.8	Seller
\$400,000 - 499,999	9	4	5	5	7	6	9	1.0	1.0	Seller
\$500,000 - 599,999	8	1	1	3	3	3	4	2.0	2.5	Seller
\$600,000 - 699,999	5	0	0	1	0	0	1	5.0	18.0	Buyer
\$700,000 - 799,999	2	0	0	0	0	0	1	2.0	5.0	Balanced
\$800,000 - 899,999	4	0	0	1	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	1	0	1	1	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	2	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	40	13	24	29	31	22	32	1.3	1.3	Seller



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 11/06/2020. 3 month trend in months of inventory is the average of closed sales and active listing data from 08/01/2020-10/31/2020. Information is believed to be reliable, but not guaranteed.

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MARKET SHARE SADDLEBROOKE

Long Realty leads the market in successful real estate sales.

Data Obtained 11/06/2020 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 11/01/2019 – 10/31/2020 rounded to the nearest tenth of one percent and deemed to be correct.

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58.4%

Keller Williams Southern Arizona

18.9%

Coldwell Banker Residential Brokerage

7.9%

Realty Executives Arizona Territory

2.3%

Tierra Antigua Realty

1.5%

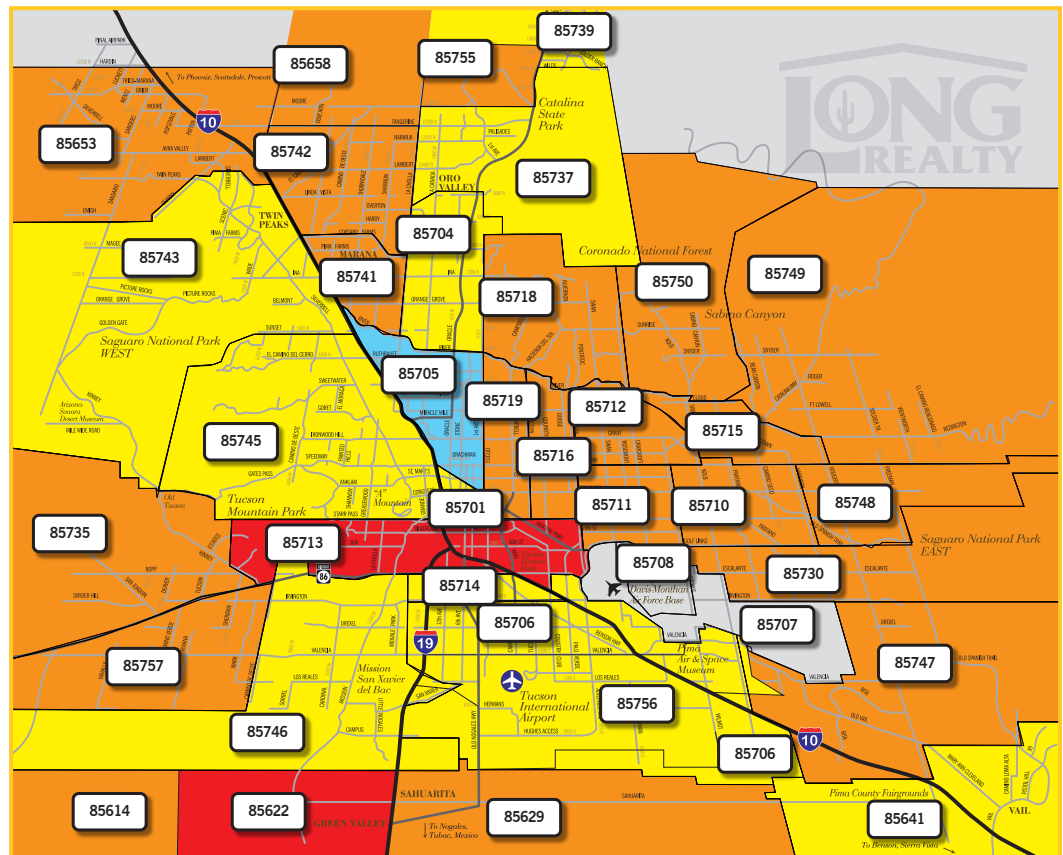
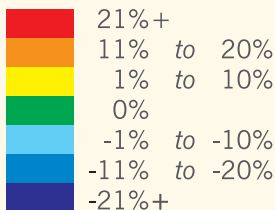
EXP Realty | 1.2%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG 2019-OCT 2019 TO
AUG 2020-OCT 2020

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.

Percentage of Change



PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.

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This heat map represents the percentage of change in Tucson metro median sales prices from August 2019-October 2019 to August 2020-October 2020 by zip code. These statistics are based on information obtained from the MLSSAZ on 11/06/2020. Information is believed to be reliable, but not guaranteed.